



MINUTES

MERCHANTVILLE JOINT LAND USE BOARD

Borough Hall Council Chambers
1 West Maple Avenue, Merchantville, NJ 08109
Tuesday, May 14, 2019, 7:30pm

1. **CALL TO ORDER.** Ms. Wuebker, the acting Chairperson, called the meeting to order.
2. **OPEN PUBLIC MEETINGS ACT.** She advised that the meeting was being held in accordance with the Open Public Meetings Act and that notice had been provided in accordance with the Act.
3. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE.** Persons present stood for the pledge of allegiance.
4. **ROLL CALL.** Ms. Wuebker conducted roll call. Mr. Madden was not present. There were no members of the public in attendance.

| <u>Class IV</u> | <u>Class IV</u> | <u>Class I</u> | <u>Class IV</u> | <u>Class III</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class II</u> |
|-----------------|-----------------|----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Benjamin | Brennan | DeSimone | Fiume | Fitzgerald | Lammey | Licata | Stewart | Uricchio | Woods | Wuebker |
| PRESENT | | | PRESENT | PRESENT | | | PRESENT | PRESENT | PRESENT | PRESENT |

5. OLD BUSINESS

- Approval of Meeting Minutes - March 26, 2019. Mr. Uricchio made a motion to accept the minutes of the March 26, 2019 meeting. Mr. Fiume seconded the motion. The motion passed, as follows:

| <u>Class IV</u> | <u>Class IV</u> | <u>Class I</u> | <u>Class IV</u> | <u>Class III</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class II</u> |
|-----------------|-----------------|----------------|-----------------|----------------------|-----------------|-----------------|----------------------|-----------------|----------------------|-----------------|
| Benjamin | Brennan | DeSimone | Fiume | Fitzgerald | Lammey | Licata | Stewart | Uricchio | Woods | Wuebker |
| YES | | | YES | ABSTAIN ¹ | | | ABSTAIN ² | YES | ABSTAIN ³ | YES |

- Adoption of Resolution for #2019-09, Ryan Middleton, 22 North Centre Street, Block 57, Lot 30
Approval for Change of Use to Multiple Permitted uses, Parking Variance, and Site Plan Waiver. Mr. Uricchio made a motion to adopt the proposed resolution, which was seconded by Mr. Fitzgerald. The motion passed, as follows:

| <u>Class IV</u> | <u>Class IV</u> | <u>Class I</u> | <u>Class IV</u> | <u>Class III</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class II</u> |
|----------------------|-----------------|----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Benjamin | Brennan | DeSimone | Fiume | Fitzgerald | Lammey | Licata | Stewart | Uricchio | Woods | Wuebker |
| ABSTAIN ⁴ | | | YES | YES | | | YES | YES | YES | YES |

¹ Mr. Fitzgerald had to abstain as he was not present during the March 26, 2019 meeting.

² Ms. Stewart had to abstain as she was not present during the entire March 26, 2019 meeting.

³ Mr. Woods had to abstain as he was not present during the March 26, 2019 meeting.

⁴ Mr. Benjamin abstained as he was not present during the March 12, 2019 meeting.

- Adoption of Resolution #2019-10, Gary E. Meyer, 204 Browning Road, Block 15, Lot 3 Certificate of Non-Conformity, pursuant to N.J.S.A. 40:55D-68, for a Duplex. Mr. Uricchio made the motion to adopt the proposed resolution that was seconded by Mr. Benjamin. The motion passed as follows:

| <u>Class IV</u> | <u>Class IV</u> | <u>Class I</u> | <u>Class IV</u> | <u>Class III</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class II</u> |
|-----------------|-----------------|----------------|-----------------|----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Benjamin | Brennan | DeSimone | Fiume | Fitzgerald | Lammey | Licata | Stewart | Uricchio | Woods | Wuebker |
| YES | | | YES | ABSTAIN ⁵ | | | YES | YES | ABSTAIN | YES |

6. **BOARD COMMENTS.** Mr. Uricchio asked whether Mr. Middleton was intending on returning to the board for additional approvals. Ms. Wuebker advised that she was not aware of any pending applications for additional approvals at this time. She does anticipate two applications in June – one residential application and one commercial application for the west end.
7. **ADJOURNMENT.** Mr. Fiume made a motion to adjourn the meeting, which was seconded by Ms. Stewart. The motion passed as follows:

| <u>Class IV</u> | <u>Class IV</u> | <u>Class I</u> | <u>Class IV</u> | <u>Class III</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class IV</u> | <u>Class II</u> |
|-----------------|-----------------|----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Benjamin | Brennan | DeSimone | Fiume | Fitzgerald | Lammey | Licata | Stewart | Uricchio | Woods | Wuebker |
| YES | | | YES | YES | | | YES | YES | YES | YES |

⁵ Mr. Fitzgerald abstained as he was not present during the March 26, 2019 meeting.